

FOR SALE OR LEASE

10,598 SF INDUSTRIAL WAREHOUSE FACILITY ON 0.99 AC

5600 ZIP DRIVE, FORT MYERS, FLORIDA 33905



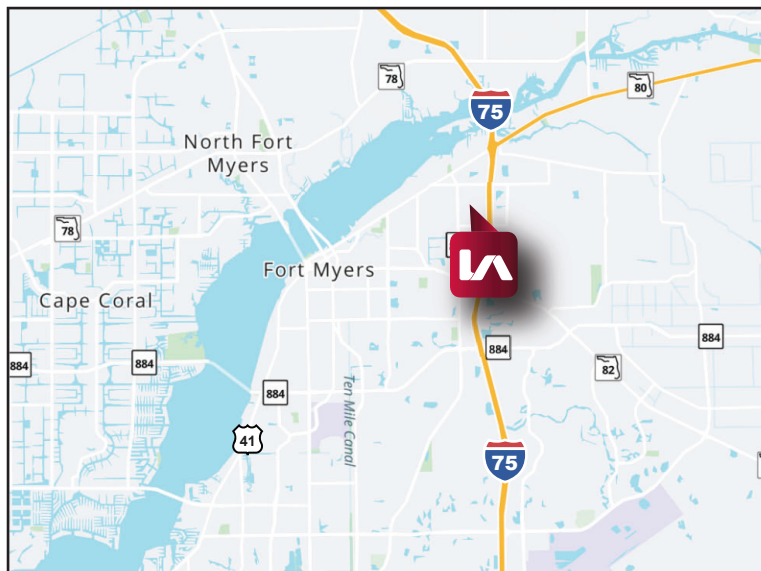
- **BUILDING SIZE:** 10,598± SF
- **LAND SIZE:** 0.99± AC
- **SALE PRICE:** \$2,600,000
- **LEASE RATE:** \$13.50 / SF NNN
- **CAM:** \$4.00 / SF
- **ZONING:** IPD ([click here](#) for uses)

PROPERTY FEATURES

- Single-Tenant Industrial Warehouse
- Two (2) Grade-Level Doors
- 20' Clear Height
- Twenty (20) Parking Spaces

PROPERTY HIGHLIGHTS

Located in the heart of Fort Myers' industrial corridor, this well-maintained 10,598± SF property (built 2003) offers an ideal mix of office (2,000 SF) and warehouse space (8,598± SF) with easy access to I-75 and major commercial routes. The fully air-conditioned office area features nine (9) private offices, a reception/foyer, two (2) restrooms, and a kitchenette. The warehouse boasts a large open floor plan with high ceilings, two oversized bay doors, a mezzanine for extra storage, and an air-conditioned storage closet or private office. Dual 3-phase 200-amp services support a range of operations. Perfect for contractors, logistics, light manufacturing, or any growing business.



Please Contact:

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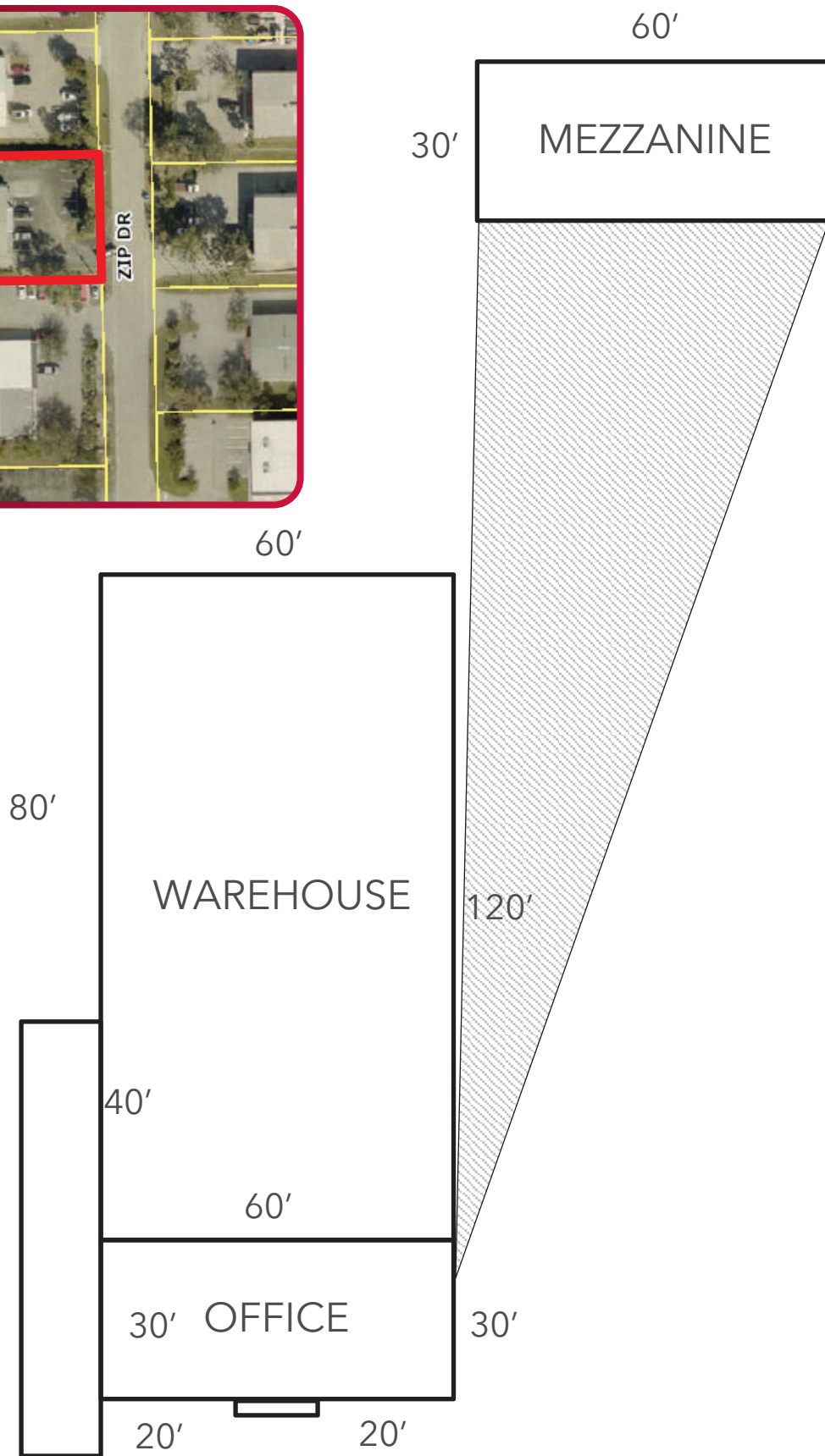
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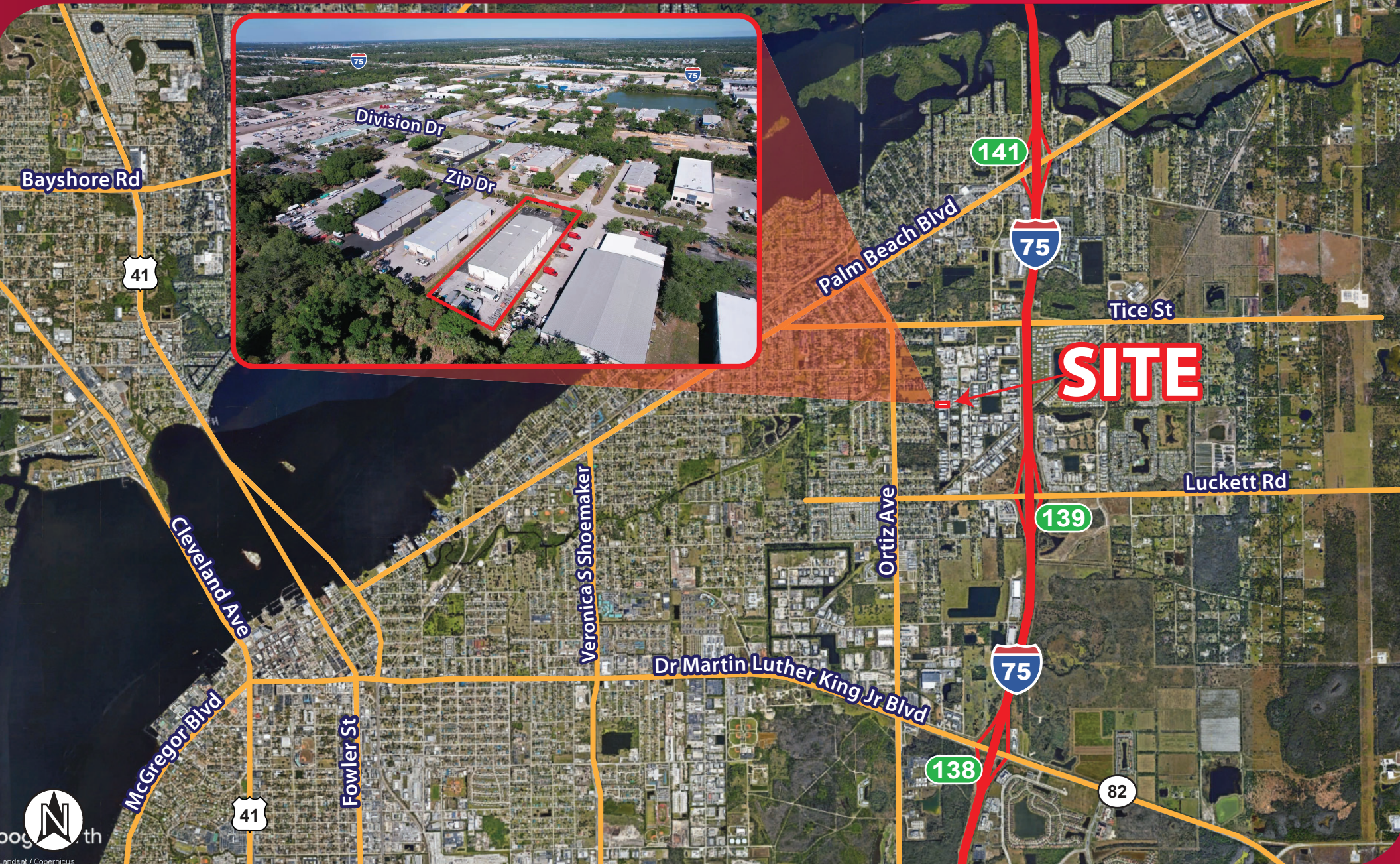


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